

138.0

0003

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,275,100 / 1,275,100

USE VALUE: 1,275,100 / 1,275,100

ASSESSED: 1,275,100 / 1,275,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN PATRICK
Owner 2:	
Owner 3:	

Street 1:	79 HILLSDALE RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	QUINN PATRICK & AMY -
Owner 2:	-
Street 1:	79 HILLSDALE RD
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	<input type="text"/>	Own Occ:	Y
Postal:	02476			Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,429 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3689 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6429		Sq. Ft.	Site		0	90.	0.95	10									551,583						551,600	

IN PROCESS APPRAISAL SUMMARY

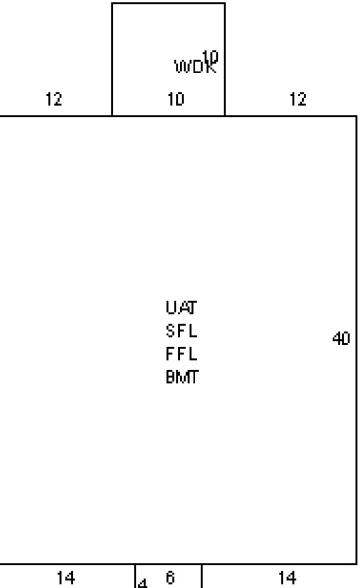
Legal Description										User Acct
										88595
Total Card										GIS Ref
Entered Lot Size										GIS Ref
Total Land:										Insp Date
Land Unit Type:										03/30/16

PREVIOUS ASSESSMENT										Parcel ID	138.0-0003-0010.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	723,500	0	6,429.	551,600	1,275,100	1,275,100	Year End Roll			12/18/2019
2019	101	FV	559,500	0	6,429.	582,200	1,141,700	1,141,700	Year End Roll			1/3/2019
2018	101	FV	559,500	0	6,429.	429,000	988,500	988,500	Year End Roll			12/20/2017
2017	101	FV	559,500	0	6,429.	410,600	970,100	970,100	Year End Roll			1/3/2017
2016	101	FV	323,100	0	6,429.	380,000	703,100	703,100	Year End			1/4/2016
2015	132	FV		0	4,668.	21,800	21,800	21,800	Year End Roll			12/11/2014
2014	132	FV		0	4,668.	21,300	21,300	21,300	Year End Roll			12/16/2013
2013	132	FV		0	4,668.	20,300	20,300	20,300				12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
QUINN PATRICK &	72270-10	1	2/27/2019	Convenience		1	No	No							
RODRIGUES MATTH	71466-418	1	8/14/2018		1,300,000	No	No								
DOLAN DAVID D &	65828-71		7/30/2015		1,240,000	No	No								
DOLAN DAVID D &	64095-232		8/18/2014			1	No	No							
LONG DENISE A/T	64040-547		8/6/2014	Mult Lots	955,000	No	No		SUB-DIVISION 55 VENNER PLAN 504 of 2014						
KOKARAS PEDRO J	46204-466		10/3/2005	Family		1	No	No							
	10125-180		9/11/1962			No	No	N							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
12/17/2014	1714	New Buil	250,000					Single family dwel		3/30/2016	Meas/Inspect	PT	Paul T		
12/2/2014	1642	Foundati	30,000					Foundation for new		6/16/2015	Permit Insp	PC	PHIL C		
										5/4/2015	Info Fm DEED	PC	PHIL C		
										11/10/1999	Vacant Lot	263	PATRIOT		

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	- Colonial			Full Bath: 4	Rating: Very Good			FORMERLY 55 VENNER 0 LOT SUB -DIVISION plan 504 of 2014.													
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2	- Clapboard			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																
Color: GREEN				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Very Good																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: B	- Good (-)			CONDOS INFORMATION																	
Year Blt: 2015	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G17	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV	- Average			2.4	%	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall: 6	- Average			Functional:					%	Interior:				1	9	5					
Sec Int Wall:				Economic:					%	Additions:											
Partition: T	- Typical			Special:					%	Kitchen:											
Prim Floors: 3	- Hardwood			Override:					%	Baths:											
Sec Floors:					Total:			2.4	%	Plumbing:											
Bsmt Flr: 12	- Concrete									Electric:											
Subfloor:										Heating:											
Bsmt Gar: 2										General:											
Electric: 3	- Typical										Totals										
Insulation: 2	- Typical										1	9	5								
Int vs Ext:																					
Heat Fuel: 2	- Gas																				
Heat Type: 15	- H.V.A.C																				
# Heat Sys: 1																					
% Heated: 100				% AC: 100																	
Solar HW: NO				Central Vac: NO																	
% Com Wall				% Sprinkled:																	
MOBILE HOME				Make:				Model:				Serial #:				Year:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 138.0-0003-0010.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc		
More: N	Total Yard Items:				Total Special Features:				Total:												